

BK0360PG0780

STATE MS. DESOTO CO.

OCT 8 12 59 PM '99

PREPARED BY & RETURN TO:
TAYLOR, JONES, ALEXANDER & SORRELL, LTD.
ATTORNEYS AT LAW, P. O. BOX 188
SOUTHAVEN, MS. 38671 662-342-1300

BK 360 PG 780
WELLS FARGO BANK

CITY OF SOUTHAVEN, a
Municipal Corporation
GRANTORS

TO

QUITCLAIM DEED

NELSON F. FREEBURG, SR., INDIVIDUALLY
AND AS TRUSTEE FOR EMILY H. FREEBURG
AND PHILLIP H. FREEBURG, AND HELEN H.
FREEBURG, INDIVIDUALLY AND AS TRUSTEE
FOR NELSON F. FREEBURG, JR. AND HOUSTON
L. FREEBURG
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of all of which is hereby acknowledged, CITY OF SOUTHAVEN, a Municipal Corporation do hereby sell, convey and quitclaim all our interest to NELSON F. FREEBURG, SR., INDIVIDUALLY AND AS TRUSTEE FOR EMILY H. FREEBURG AND PHILLIP H. FREEBURG, AND HELEN H. FREEBURG, INDIVIDUALLY AND AS TRUSTEE FOR NELSON F. FREEBURG, JR. AND HOUSTON L. FREEBURG the following described land and all appurtenances thereon situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

0.07, MORE OR LESS, ACRES OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS TRACT 1, ON EXHIBIT "A" ATTACHED HERETO. AS PER SURVEY OF SMITH ENGINEERING & SURVEYING, INC. DATED JULY 7, 1999.

AND

0.44, MORE OR LESS, ACRES OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS TRACT 11, ON EXHIBIT "B" ATTACHED AS PER SURVEY OF SMITH ENGINEERING & SURVEYING, INC. DATED JULY 7, 1999.

This conveyance is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Possession of the premises is to be given by the Grantor to the Grantees, upon delivery of this Deed.

WITNESS our signature(s) this the 8th day of October, 1999.

CITY OF SOUTHAVEN, a
Municipal Corporation

BY: Charles G. Davis
CHARLES G. DAVIS
MAYOR

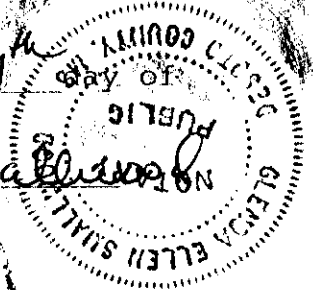
STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named CHARLES G. DAVIS who acknowledged that as Mayor being an Authorized Agent for and on behalf of and by authority of CITY OF SOUTHAVEN, a Municipal Corporation he signed and delivered the above and foregoing instrument on the day and year therein mentioned for the purposes therein expressed.

GIVEN UNDER MY HAND and seal of office, this the 7th day of October, 1999.

Glenda Ellen Smallwood
NOTARY PUBLIC



MY COMMISSION EXPIRES:

My Commission Expires Jun. 22, 2002

GRANTOR'S ADDRESS
P. O. Box 425
Southaven, Ms. 38671
PH# 662-393-5931

GRANTEES ADDRESS
70 East Chickasaw Parkway
Memphis, Tn. 38111
Res# 901-458-9312
Bus# 901-458-9312



SMITH ENGINEERING & SURVEYING

891 RASCO ROAD EAST
SOUTHAVEN, MISSISSIPPI 38671

BK 0360 PG 0782

LAND SURVEY - LAND DEVELOPMENT - ROADS - SEWER SYSTEMS - WATER SYSTEMS - SITE DESIGN - CONSTRUCTION

BEN SMITH, P.E., R.L.S.
PRESIDENT

(601) 393-3348
FAX (601) 393-0714

TRACT 1:

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF 0.07, MORE OR LESS, ACRES OF
LAND LOCATED IN THE SOUTHWEST CORNER OF SECTION
30, TOWNSHIP 1 SOUTH, RANGE 7 WEST, CITY OF
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI AND BEING
FURTHER DESCRIBED AS FOLLOWS:

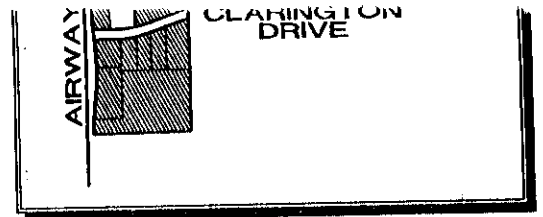
COMMENCING AT THE NORTHEAST CORNER OF LOT 8 OF AIRWAYS GARDENS
COMMERCIAL SUBDIVISION; AS RECORDED IN PLAT BOOK 61 PAGE 41 AT
THE DESOTO COUNTY CHANCERY COURT CLERKS OFFICE, THENCE NORTH 89
DEGREES 39 MINUTES 41 SECONDS WEST 132.08 FEET TO THE POINT OF
BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE NORTH 89 DEGREES
31 MINUTES 41 SECONDS WEST 11.27 FEET TO A POINT, THENCE SOUTH
00 DEGREES 05 MINUTES 02 SECONDS WEST 164.73 FEET TO A POINT,
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35 FEET, A
DELTA ANGLE OF 89 DEGREES 43 MINUTES 34 SECONDS, A LENGTH OF
54.81 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 46 MINUTES 45
SECONDS EAST AND A CHORD DISTANCE OF 49.38 FEET TO A POINT,
THENCE SOUTH 89 DEGREES 38 MINUTES 32 SECONDS EAST 19.43 FEET TO
A POINT, THENCE ALONG A CURVE TO THE RIGHT; SAID CURVE HAVING A
NOTHERLY DIRECTION, A RADIUS OF 35.00 FEET, A LENGTH OF 51.36
FEET, A DELTA ANGLE OF 84 DEGREES 04 MINUTES 54 SECONDS, A CHORD
BEARING OF NORTH 47 DEGREES 36 MINUTES 05 SECONDS WEST AND A
CHORD DISTANCE OF 46.88 FEET TO A POINT, THENCE ALONG A CURVE TO
THE RIGHT HAVING A RADIUS OF 3672.07 FEET, A DELTA ANGLE OF 03
DEGREES 04 MINUTES 58 SECONDS A LENGTH OF 197.57 FEET, A CHORD
BEARING OF NORTH 02 DEGREES 45 MINUTES 03 SECONDS WEST AND A
CHORD DISTANCE OF 168.42 FEET TO A POINT, SAID POINT BEING THE
POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND
CONTAINING 0.07, MORE OR LESS, ACRES OF LAND AND BEING SUBJECT
TO ALL CODES, RULES AND REVISIONS, EASEMENTS AND RIGHTS-OF-WAY
OF RECORD.

AM/sar September 17, 1999
LEGALS Airways Gardens Commercial

EXhibit "A"

CHBRG=N89°48'36"E
CH=49.62'

Δ 92°05'35"
R=35.00
L=56.25'
Ton=36.30
CHBRG=S46°12'25"W
CH=48.43'



TRACT 1:

DETAIL 1

0.07 ACRES
3,132 S.F.

SCALE
BREAK

N89°31'41"W
11.27'

N89°31'41"W
132.08'

NORTHEAST CORNER
LOT #8

P.O.B.

AIRWAYS GARDENS COMMERCIAL

S00°05'02"W
164.73'

Δ =3°04'58"
R=3672.07
L=197.57
Ton=98.81

CHBRG=N02°45'03"W
CH=168.42'

Δ =84°04'54"
R=35.00
L=51.36
Ton=31.56

CHBRG=N47°36'05"W
CH=46.88'

Δ =89°43'34"
R=35.00
L=54.81
Ton=34.83
CHBRG=S44°46'45"E
CH=49.38'

S89°38'32"E
19.43'

Δ =04°59'36"
R=1947.00
L=169.68
Ton=84.89
CHBRG=S04°39'00"W
CH=169.62'

SCALE BREAK

P.O.B.

S89°16'45"W
698.64'

S89°16'45"W
7.22'

SOUTHEAST CORNER
LOT #1

AIRWAYS GARDENS COMMERCIAL

RIGHT-OF-WAY DETAIL PLAN
OF AIRWAYS BOULEVARD (106' RIGHT-OF-WAY)
OF AIRWAYS GARDENS COMMERCIAL SUBDIVISION
CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI
SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 WEST



SMITH ENGINEERING & SURVEYING

891 RASCO ROAD EAST
SOUTHAVEN, MISSISSIPPI 38671

BK0360 PG0784

LAND SURVEY - LAND DEVELOPMENT - ROADS - SEWER SYSTEMS - WATER SYSTEMS - SITE DESIGN - CONSTRUCTION

BEN SMITH, P.E., R.L.S.
PRESIDENT

(601) 393-3348
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TRACT II:

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF 0.44, MORE OR LESS, ACRES OF
LAND LOCATED IN THE SOUTHWEST CORNER OF SECTION
30, TOWNSHIP 1 SOUTH, RANGE 7 WEST, CITY OF
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI AND BEING
FURTHER DESCRIBED AS FOLLOWS:

COMMENCING THE SOUTHEAST CORNER OF LOT 1 OF AIRWAYS GARDENS
COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 61, PAGE 41 AT
THE DESOTO CHANCERY COURT CLERKS OFFICE, THENCE SOUTH 89 DEGREES
16 MINUTES 45 SECONDS WEST 698.64 FEET TO THE POINT OF BEGINNING
OF THE TRACT HEREIN DESCRIBED, THENCE SOUTH 89 DEGREES 16
MINUTES 45 SECONDS WEST 7.22 FEET TO A POINT, THENCE NORTH 00
DEGREES 05 MINUTES 02 SECONDS EAST 633.90 FEET TO A POINT,
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35 FEET, A
LENGTH OF 55.15 FEET, A DELTA ANGLE OF 90 DEGREES 16 MINUTES 26
SECONDS, A CHORD BEARING OF NORTH 89 DEGREES 48 MINUTES 36
SECONDS EAST A CHORD DISTANCE OF 49.62 FEET TO A POINT, THENCE
SOUTH 89 DEGREES 38 MINUTES 32 SECONDS EAST 30.66 FEET TO A
POINT, THENCE ALONG A CURVE, TO THE LEFT HAVING A RADIUS OF 35
FEET, A LENGTH OF 56.25 FEET, A DELTA ANGLE OF 92 DEGREE 05
MINUTES 35 SECONDS, A CHORD BEARING OF SOUTH 46 DEGREES 12
MINUTES 25 SECONDS WEST 48.43 FEET TO A POINT, THENCE ALONG A
CURVE TO THE RIGHT WITH A RADIUS OF 2241.30 FEET A LENGTH OF
469.41 FEET, A DELTA ANGLE OF 11 DEGREES 59 MINUTES 59 SECONDS,
A CHORD BEARING OF SOUTH 01 DEGREES 20 MINUTES 15 SECONDS WEST A
CHORD DISTANCE OF 466.13 FEET TO A POINT, THENCE ALONG A CURVE
TO THE LEFT A RADIUS OF 1947.00 FEET, A LENGTH OF 169.68 FEET, A
DELTA ANGLE OF 04 DEGREES 59 MINUTES 36 SECONDS, A CHORD BEARING
OF SOUTH 04 DEGREES 39 MINUTES 00 SECONDS WEST A CHORD DISTANCE
OF 169.62 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF
BEGINNING CONTAINING 0.44, MORE OR LESS, ACRES OF LAND AND BEING
SUBJECT TO ALL CODES, COVENANTS, RESTRICTIONS, REGULATIONS AND
REVISIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

AM/sar September 17, 1999
Letters Airways Garden Commercial

Exhibit "B"

